(Article I, Deleted and Replaced with New Article I, Resolution No. 042715027, April 27, 2015)

ARTICLE I

ENACTMENT

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1-1 TITLE

This Resolution shall be known as The Zoning Resolution of Robertson County, Tennessee, dated ***March 20, 1989 as amended***. The zoning map shall be referred to as the Official Zoning Map (Atlas) of Robertson County, Tennessee, and all explanatory matter thereon is hereby adopted and made a part of this resolution.

1-2 AUTHORITY

A. General Authority

This Resolution establishes the County's zoning regulatory authority as authorized by the Tennessee Code Annotated and is adopted in accordance with:

1. The enabling authority contained in ***Title 13, Chapter 7, Part 1 of the Tennessee Code Annotated*** (as amended); and

2. All other relevant laws of the State of Tennessee.

B. References to the Tennessee Code Annotated

Whenever any provision of this Resolution refers to cites a section of the Tennessee Code Annotated (as amended), and that section is later amended or

superseded, this resolution shall be deemed amended to refer to the amended section or the section that most nearly corresponds to the superseded section.

1-3 GENERAL PURPOSE AND INTENT

The purpose of this resolution is to implement the Robertson County 2040 Comprehensive Growth and Development Plan and to promote the public health, safety, and general welfare of the present and future inhabitants of the county by;

a. enhancing the character and stability of agricultural, residential, business, commercial, and industrial areas, and promoting the orderly and beneficial development of such areas;

b. preventing overcrowding of land by coordinating growth with available or planned public services or infrastructure;

c. protecting and enhancing the value of land and buildings;

d. minimizing traffic hazards and congestions;

e. preventing undue concentration of population;

f. providing for adequate light, air, privacy, and sanitation and a safe environment;

g. reducing hazards from fire, flooding, steep slopes, karst topography, and storm water run-off and other dangers;

h. assisting in the economic provision, utilization, and expansion of all services provided by the public, including but not limited to roads, water and sewer service, recreation, schools, and emergency services;

i. encouraging the most appropriate uses of land;

j. enhancing the natural, man-made and historical amenities of Robertson County, Tennessee.

k. preserving and enhancing the County's overall rural character and preserving open space throughout the County.

1-4 APPLICABILITY AND JURISDICTION

Except as hereinafter provided, no building shall be erected or structurally altered, nor shall any building or premises be utilized for any purpose, other than those permitted in the zoning district in which the building or premises is located. No land or lot area shall be so reduced or diminished that the yards or open spaces shall be smaller than prescribed herein, nor shall the lot area per family be reduced in any manner, except inconformity with the area regulations hereby established for the district in which such building is located. No yard or other open space provided about any building for the purpose of complying with these regulations shall be considered as providing a yard or other open space for any other building.

The provisions of this Resolution shall apply to the development of all unincorporated land within the boundaries of Robertson County, Tennessee unless exempted by this Resolution, State law or Federal law.

1-5 CONFORMANCE WITH THE COMPREHENSIVE GROWTH AND DEVELOPMENT PLAN

The goal of this resolution is to ensure that all development within the County's jurisdiction is consistent with, and conforms to the vision, goals and objectives of the ***Robertson County 2040 Comprehensive Growth and Development Plan***. To the extent this Resolution is or becomes inconsistent with the adopted plan, it should be amended to become consistent with the adopted plan. Additionally, all amendments to this Resolutions text or the Official Zoning Map (Atlas) should maintain and enhance consistency between this Resolution and the adopted plan.

1-6 RELATIONSHIP WITH OTHER LAWS

A. Conflicts with Other County Codes or Laws

If a provision of this Resolution is inconsistent with another provision of this Resolution, or with a provision found in other adopted codes, regulations or resolutions of the County, the more restrictive provision shall govern unless the terms of the more restrictive provision specify otherwise.

B. Conflicts with Private Agreements

The County shall not be responsible for monitoring or enforcing private easements, covenants and restrictions, although the County may inquire as to whether land is subject to easements, covenants and restrictions during the review of applications.

C. Vested Rights

Nothing in this resolution is intended to repeal, supersede, annul, impair or interfere with any existing vested rights previously adopted, established, or issued in accordance with all applicable laws, provided such rights are lawfully established and remain in effect.

1-7 SEVERABILITY

It is the legislative intent of the Board of County Commissioners in adopting this Resolution that all provisions shall regulate development in accordance with the existing and future needs of the county as established in this Resolution and promote the public health, safety and general welfare of the land owners and residents of the County. If any article, section, subsection, sentence, boundary, clause or phrase of this Resolution is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this 'Resolution. The County commission hereby declares that if

would have passed this Resolution and any article, section, subsection, sentence boundaries, clauses and phrase thereof, irrespective of the fact that any one or more articles, sections subsections, sentences boundaries, clauses or phrases be declared invalid.

1-8 REPEAL

The existing Regional Zoning Resolution of Robertson County, Tennessee, ***November 15, 1976***, as amended, is hereby repealed. The adoption of this resolution, however, shall not affect or prevent any pending or future prosecution of an action to abate any existing violation of said regulations, as amended, if the violation is also a violation of this resolution.